Davidson County DEEDWARR
Recvd: 02/07/07 14:32 3 pgs
Fees:18.00 Taxes:321.88
20070207-0016224

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

# WARRANTY DEED

THIS INDENTURE is made and entered into this 5th day of February, 2007, by and between MICHAEL LAYMAN and CHRISTINA LAYMAN, HUSBAND AND WIFE and , hereinafter called Grantors, and TINNON W. MEDLEY and BETTYE S. MEDLEY, HUSBAND AND WIFE, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, MICHAEL LAYMAN and CHRISTINA LAYMAN, HUSBAND AND WIFE and , as Grantors, do hereby bargain, sell, transfer and convey unto TINNON W. MEDLEY and BETTYE S. MEDLEY, HUSBAND AND WIFE, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 4660 A & B FOREST RIDGE, HERMITAGE, TN 37076.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantees that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind, themselves and thier successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hands and seals of the Grantors on this the day and year first above written.

SELLER:

Michael Layman
MICHAEL LAYMAN
Signature of Seller

Christina Layman
CHRISTINA LAYMAN
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, a Notary Public of said County and State, MICHAEL LAYMAN and CHRISTINA LAYMAN, HUSBAND AND WIFE, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Madison, Tn, this 5th day of February, 2007.

Denise C. Allis
Notary Public

My Commission Expires: 5/24/2008

DENISE C. ALLIS ★ NOTARY PUBLIC AT LARGE ★ DAVIDSON COUNTY, TENNESSEE

**Name and Address of Property Owner:**

**TINNON W. MEDLEY and BETTYE S. MEDLEY**

**2733 TINNIN RD.**
**GOODLETTSVILLE, TN 37072**

**Property Address:**

**4660 A & B FOREST RIDGE, HERMITAGE, TN 37076**
**Person Responsible for Taxes:**

same

_____

_____

**Map & Parcel #:**

## AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$86993.58.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 5 day of **February, 2007.**

Denise C. Allis
Notary Public

My Commission Expires: 5/24/2008

DENISE C. ALLIS ★ NOTARY PUBLIC AT LARGE ★ DAVIDSON COUNTY, TENNESSEE

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 07-7970

# EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 218 on the Plan of Section 9, Valley Grove, of record in Book 5200, Page 605, Register's Office for said County.

Said Lot No. 218 fronts 63.08 feet on the northeasterly margin of Forest Ridge Drive and extends back 139.04 feet on the northwesterly line and 161.97 feet on the southeasterly line to a dead line in the rear, measuring 95.40 feet thereon.

Being the same property conveyed to MICHAEL LAYMAN and CHRISTINA LAYMAN, HUSBAND AND WIFE, by Warranty Deed from Nancy Rogers, unmarried, of record in Instrument Number 20050627-0073481, Register's Office for DAVIDSON, Tennessee.

# EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2007 and subsequent years, A LIEN, not yet due and payable (MAP 087-09, PARCEL 021.00).
2. All matters as set forth on the Plan of record in Plat Book 21, page 141, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Restrictive Covenants of record in Book 6139, Page 439, Register's Office for DAVIDSON County, Tennessee.